

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 12, 2020 (6PM)
Meeting via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Howard Lange (until 6:30PM), Colin Smith and Joe Mora

Homeowners present: Tom D. #219, Ron G. #118, Wayne T. #337, Zhen X. #222

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Tom: Removed leaning tree over sidewalk at 7620, do we replace it? Yes. Can we put it in the same spot.

Ron: Lattice on both downstairs patios wants to use white vinyl lattice instead of redwood. Looks identical to redwood. Colin moved to approve vinyl lattice, Howard seconded. Unanimous. (Owner must comply with Assoc standard practice).

Wayne: Requesting a storage POD Dec 4th -7th because moving in 7628 area. Colin moved to allow Chris 2nd. Unanimous.

Zhen: Observing meeting curious about carwash

Approval of Prior Meeting Minutes: Joe moved to approve prior meeting (10/8/20) minutes, Colin seconded. Unanimous.

Treasurer's Report

	Oct 2020	YTD
Total Income	\$66,778.67	\$665,891.70
Op. Expenses	29,864.46	279,076.57
Reserve Expenditures	28,544.51	644,035.07
Total Expenditures	58,408.97	923,111.64
Transfer to Op Reserve	18,834.63	130,819.24
Transfer from Op Res	-0-	24,148.00
Transfer to Reserve	27,204.33	272,043.30

Transfer from Reserve	0.00	395,000.00
Balance in Savings	\$ 2,420,672.99	
Due from Unit Owners	\$ 3,835.03	
Total Assets	\$ 2,429,508.02	

Operating Expenses are about 25%+ below on cash basis

Treasurer's Report unanimously accepted Chris moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Colin seconded.

Landscape: Leak by front gate repaired, Action Tree in progress trimming, 7606 and 7602 relandscaping, will install split rail fence by Unit 219.

Vendor: Consolidated door did a good job fixing the front gate.

Old Business:

- a. Dry Rot repair and painting and approval/ratification for invoices or proposals: Colin motioned to ratify approval of payment to beachside for dry rot repair for \$43,140.00 at 7634 Joe seconded. Unanimous.
Colin motioned to ratify bid from Affordable Paint for 7630 for \$13,500.00. Chris seconded. Unanimous.
Joe motioned to ratify approval of payment for materials for streetlights from Beachside for \$39,106.50. Colin 2nd Unanimous.
Colin moved to ratify bid to paint 7634 by Affordable paint for \$11,500.00 Joe 2nd, Unanimous.
Colin motioned to ratify Beachside bid for streetlights for \$45,506.50 for materials and labor. Colin 2nd, Unanimous.
Colin moved to ratify bid from Affordable Paint for 7630 for \$50,400.00. Joe 2nd Unanimous.
- b. Updating the governing docs: Ballot count moved to Dec 10th due to lack of returned ballots.
- c. 7632- Foundation work: On hold
- d. Sidewalk repair/replacement Siding or dry rot repairs: In progress.
- e. Carport fascias: Ongoing. Vineyard will do.
- f. Gym: Joe motioned to accept Beachside bid of \$40,600.00 Colin 2ⁿ Unanimous
- g. Violations Note: None
- h. Gutter Guard mesh: In progress by Action Roofing.

- i. Parking lot post lamp fixtures: Approved and moving forward (see above).
- j. Address Signs: Same size. Beachside will give price.
- k. Clean out meeting room toilet drain: reminder to do once a year.

New Business

- a. Draft Proposed Budget: Chris motioned to have another budget to see what it looks like with \$370/mo. No Second. Motion failed. Joe motioned to increase to \$390/mo, Colin 2nd. Chris Voted No. Passed 3-1.
- b. #118 Lattice: See owner request.
- c. #232 new window/slider: approved in September.
- d. #346 hard flooring: no show. Tabled.
- e. #337 POD: see owner request.
- f. Annual Meeting 1/14/21, at 6PM, via zoom Joe and Chris terms will be up.
- g. Fine procedure for pool violation: tabled
- h. Gate Code: Chris motioned to have auto gate pass code changed more frequently preferably quarterly. Nobody Seconded. Colin motioned to change for next year, Joe seconded. Will change to “7600” on Feb 1st.
- i. Liens: none.
- j. Other items to be put on agenda: none.

Board met in Executive to discuss owners’ violations.

Next Meeting 12/10/20 at 6PM, via zoom
Meeting adjourned at 8:30PM

Submitted by: Matt Mora